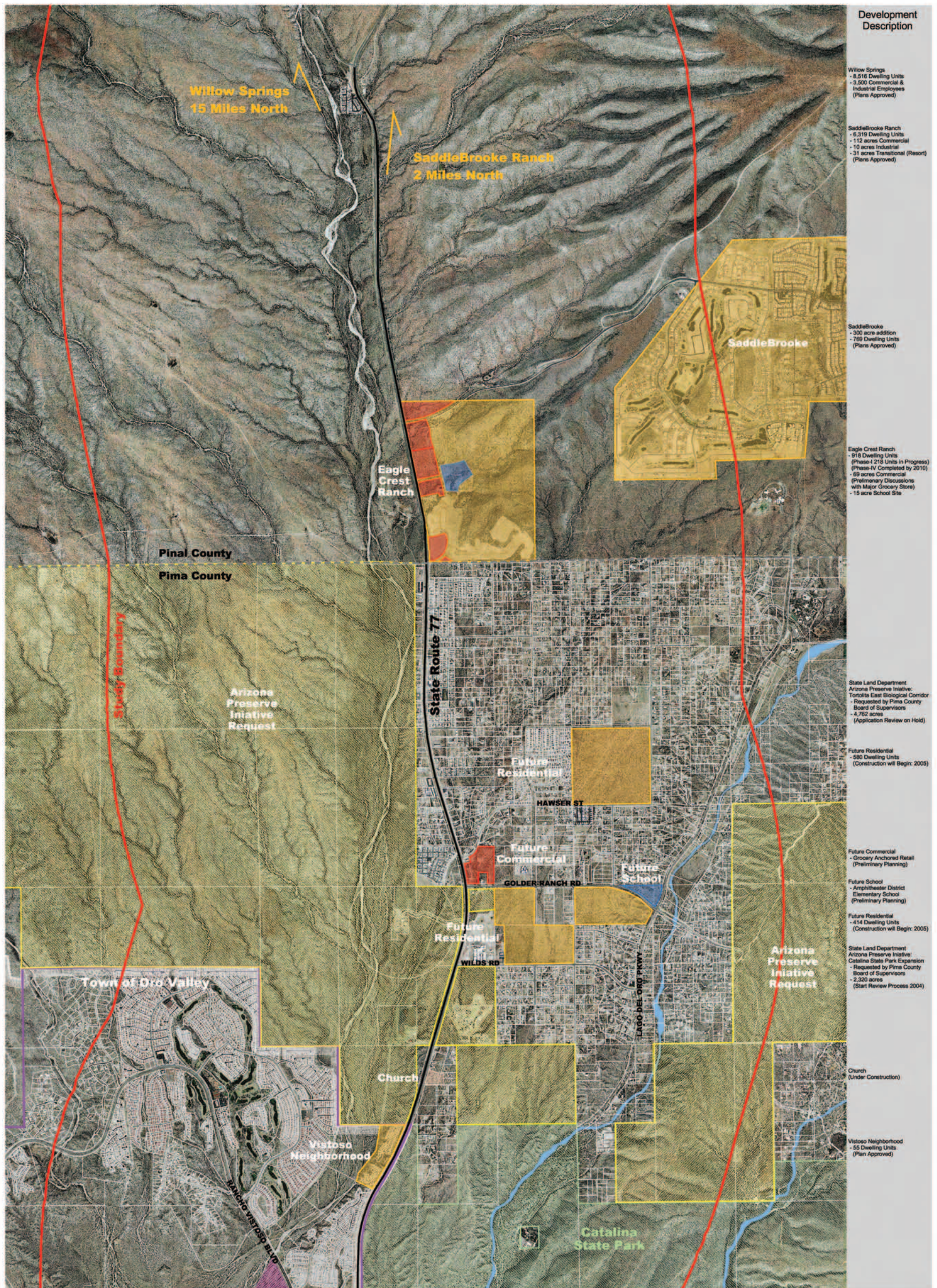




Planned Land Development- Northern Area



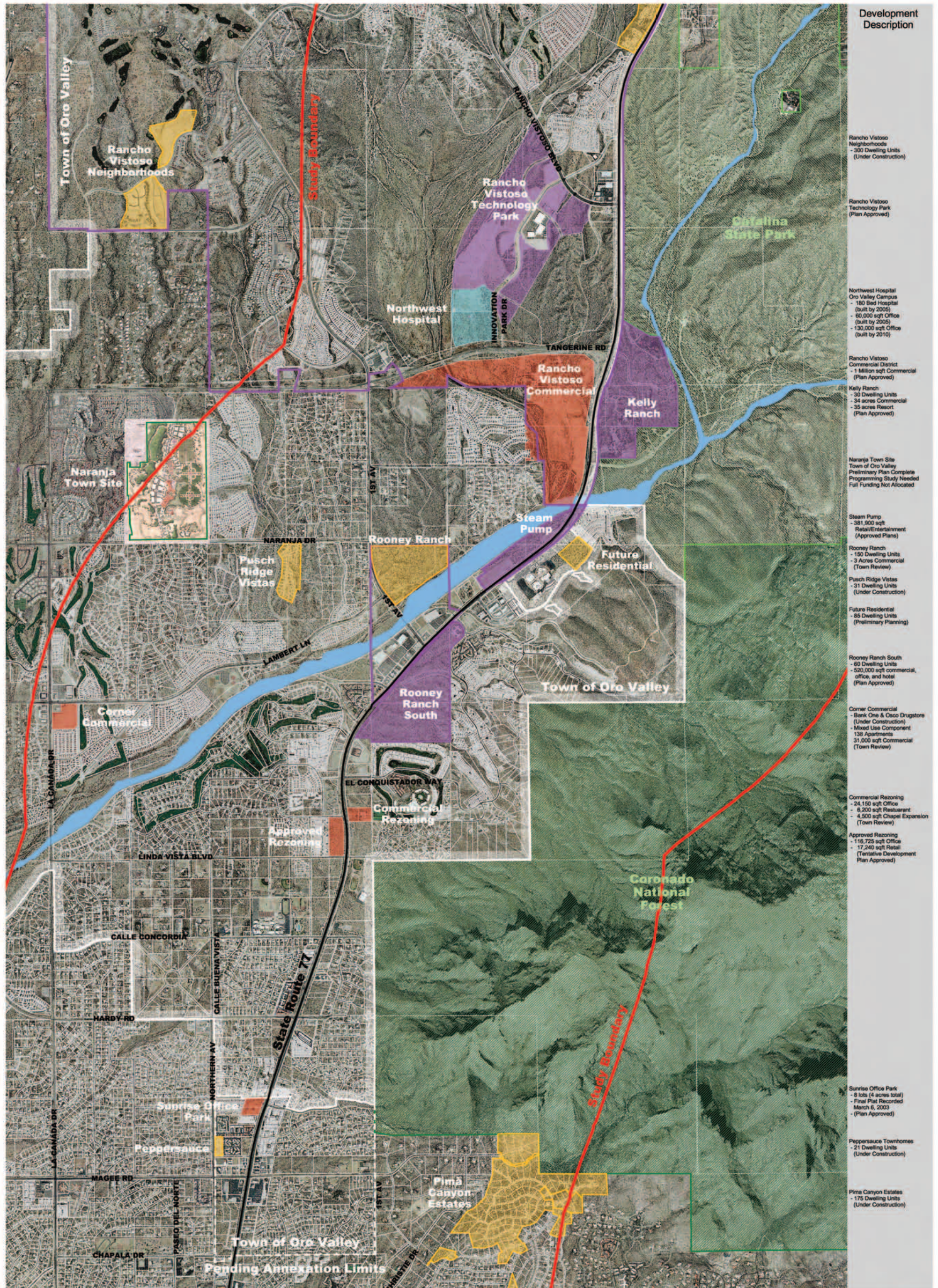
Planned Land Development - Northern Area

- ◆ Several of the largest planned developments are in the northern portions of the study area, some well north of the Pinal County line. These northern developments have SR 77 as the only access to/from the southern areas of the corridor and the core of the Tucson metro area.
- ◆ These developments to the north are anticipated to significantly contribute to the traffic growth on SR 77 in and through Oro Valley.
- ◆ Note that the anticipated type and size of these developments is described in the right-hand margin of the exhibit, and that some of this new development may have already occurred.





Planned Land Development- Oro Valley Area



Development Description

- Rancho Vistoso Neighborhoods - 300 Dwelling Units (Under Construction)
- Rancho Vistoso Technology Park (Plan Approved)
- Northwest Hospital Oro Valley Campus - 180 Bed Hospital (built by 2005) - 60,000 sqft Office (built by 2005) - 130,000 sqft Office (built by 2010)
- Rancho Vistoso Commercial District - 1 Million sqft Commercial (Plan Approved)
- Kelly Ranch - 30 Dwelling Units - 34 acres Commercial - 35 acres Resort (Plan Approved)
- Naranja Town Site Town of Oro Valley Preliminary Plan Complete Programming Study Needed Full Funding Not Allocated
- Steam Pump - 381,900 sqft Retail/Entertainment (Approved Plans)
- Rooney Ranch - 150 Dwelling Units - 3 Acres Commercial (Town Review)
- Pusch Ridge Vistas - 31 Dwelling Units (Under Construction)
- Future Residential - 85 Dwelling Units (Preliminary Planning)
- Rooney Ranch South - 60 Dwelling Units - 500,000 sqft commercial, office, and hotel (Plan Approved)
- Corner Commercial - Bank One & Cico Drugstore (Under Construction) - Mixed Use Component 138 Apartments 31,000 sqft Commercial (Town Review)
- Commercial Rezoning - 24,150 sqft Office - 6,200 sqft Restaurant - 4,500 sqft Chapel Expansion (Town Review)
- Approved Rezoning - 116,725 sqft Office - 17,240 sqft Retail (Town Review Development Plan Approved)
- Sunrise Office Park - 6 lots (4 acres total) - Final Plat Recorded March 6, 2003 - (Plan Approved)
- Peppersauce Townhomes - 21 Dwelling Units (Under Construction)
- Pima Canyon Estates - 175 Dwelling Units (Under Construction)

- Legend**
- Residential
 - Commercial / Office / Retail
 - Hospital
 - Planned Area Development
 - Study Boundary
 - Oro Valley Town Limits
 - Oro Valley Annexation Limits
 - State Land Department
 - Arizona Preserve Initiative
 - Catalina State Park
 - Coronado National Forest
 - Aerial Flight Date - March 2002



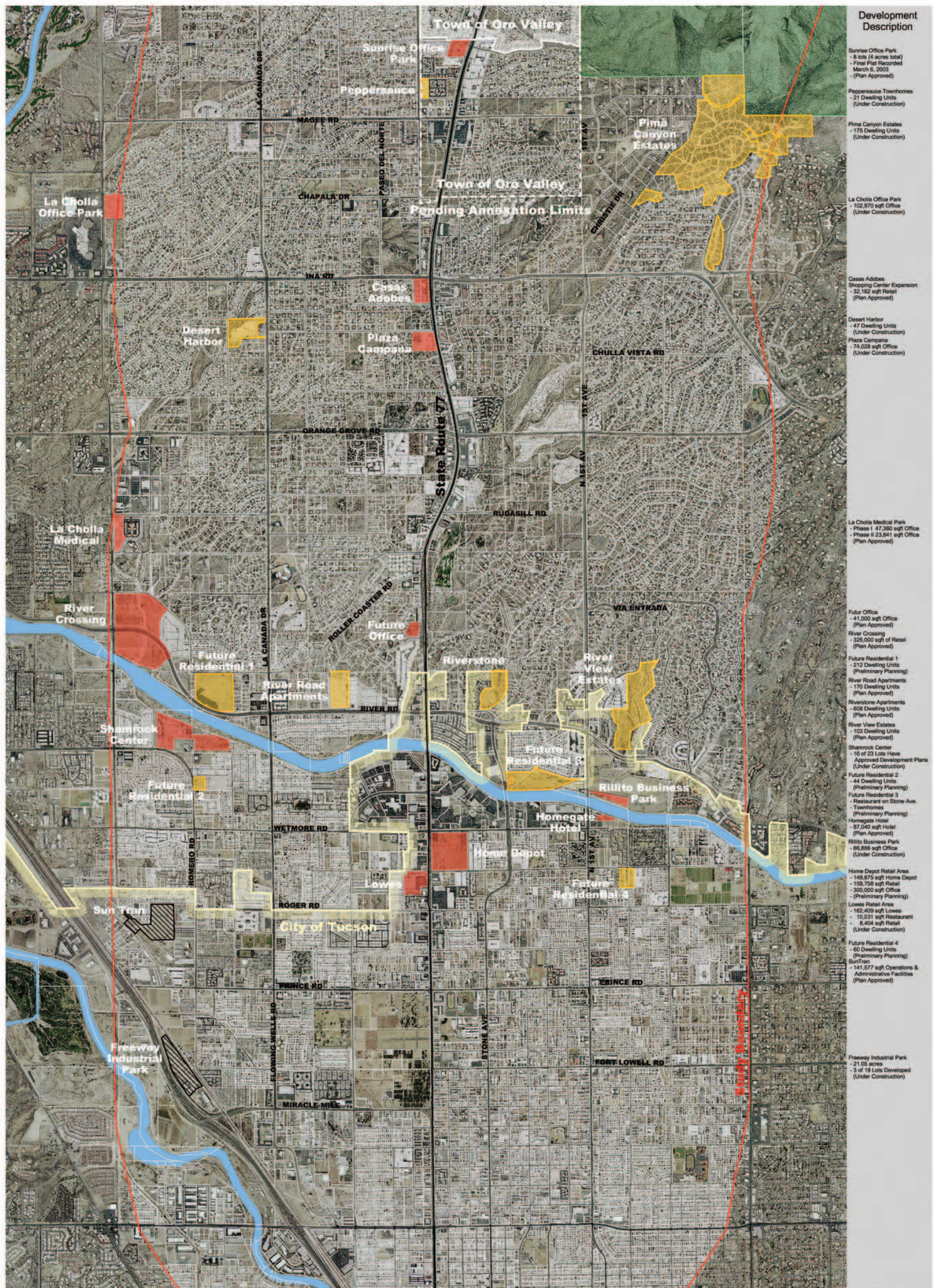
Planned Land Development - Oro Valley Area

- ◆ Significant new commercial, residential, and other types of development are planned in or near Oro Valley. Several of these developments are along SR 77. Traffic volumes on SR 77 will continue to grow in this area as these developments come on-line.
- ◆ Note that the anticipated type and size of these developments is described in the right-hand margin of the exhibit, and that some of this new development may have already occurred.





Planned Land Development- Central and Southern Area



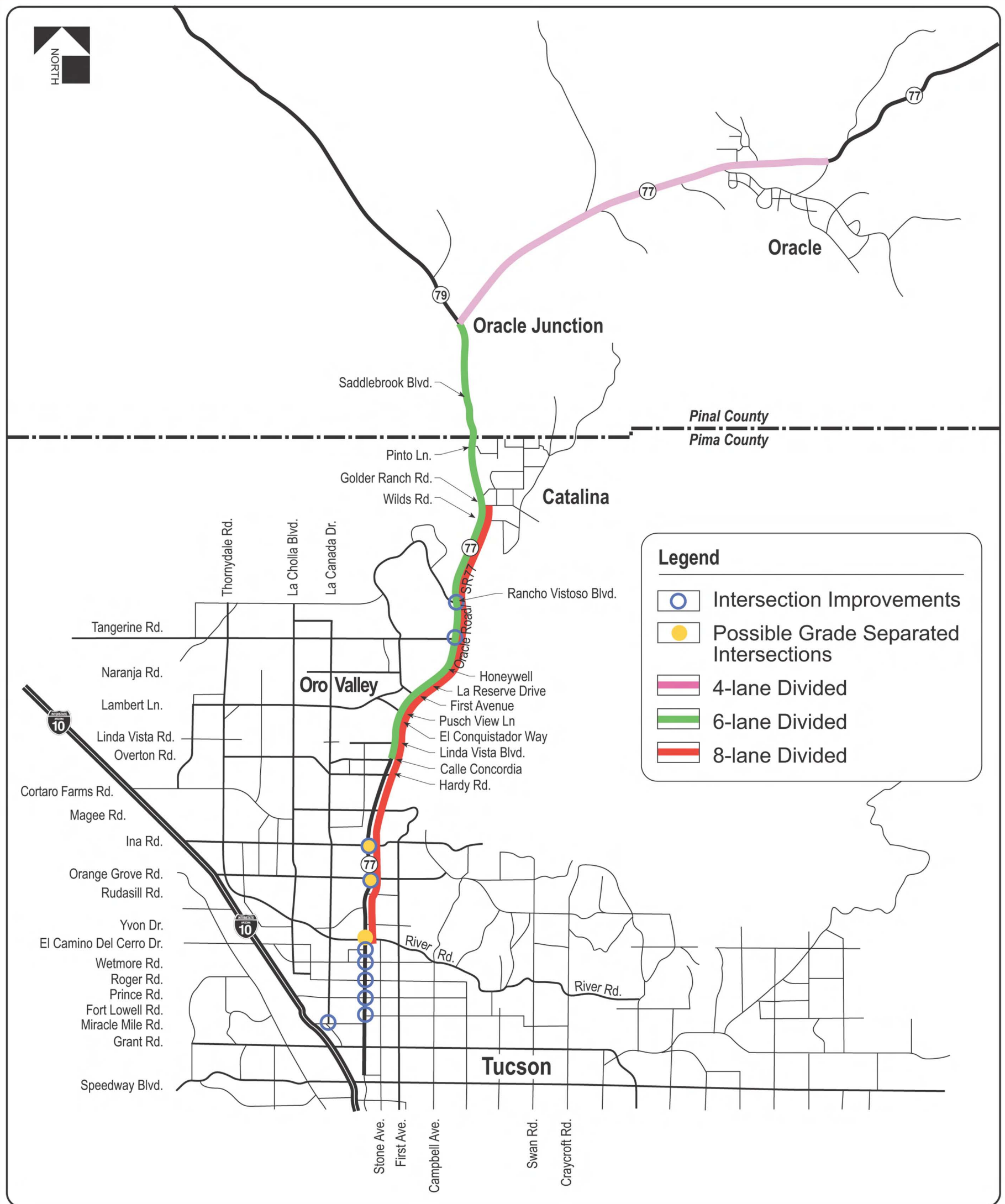
Planned Land Development - Central and Southern Area

- ◆ Development in the central and southern portions of the corridor is generally more scattered and of smaller size than developments to the north. This is because there is less available land and smaller parcels available for development. As a result, traffic volumes in this area are not anticipated to grow as fast or to the overall magnitude as the traffic to the north.
- ◆ Note that the anticipated type and size of these developments is described in the right-hand margin of the exhibit, and that some of this new development may have already occurred.





Summary of Roadway Capacity Improvement Options on SR77



Widening SR 77?

- ◆ **Purpose:** To address existing and future roadway congestion through additional traffic lanes.
- ◆ **Description:** SR 77 will be widened from 4 to 6 lanes from Calle Concordia to the Pinal County Line. This is already planned by ADOT, and will address many of the existing congestion problems in Oro Valley on SR 77. Note that this improvement will also include upgrades to the intersections of Rancho Vistoso, Tangerine Rd., and First Ave.
- ◆ By year 2030 it is anticipated that traffic growth will create heavy or sever congestion along major portions of SR 77. It is proposed that:
 - SR 77 be widened to 6 lanes from the Pinal County line to the SR 77/79 Junction.
 - SR 77 be widened to 4 lanes from the SR 77/79 Junction to the Town of Oracle.
 - As one possible alternative, SR 77 could be widened to 8 lanes from south of River Rd. to Golder Ranch Rd., at an estimated cost of \$106 Million. This concept would require much more study and analysis.



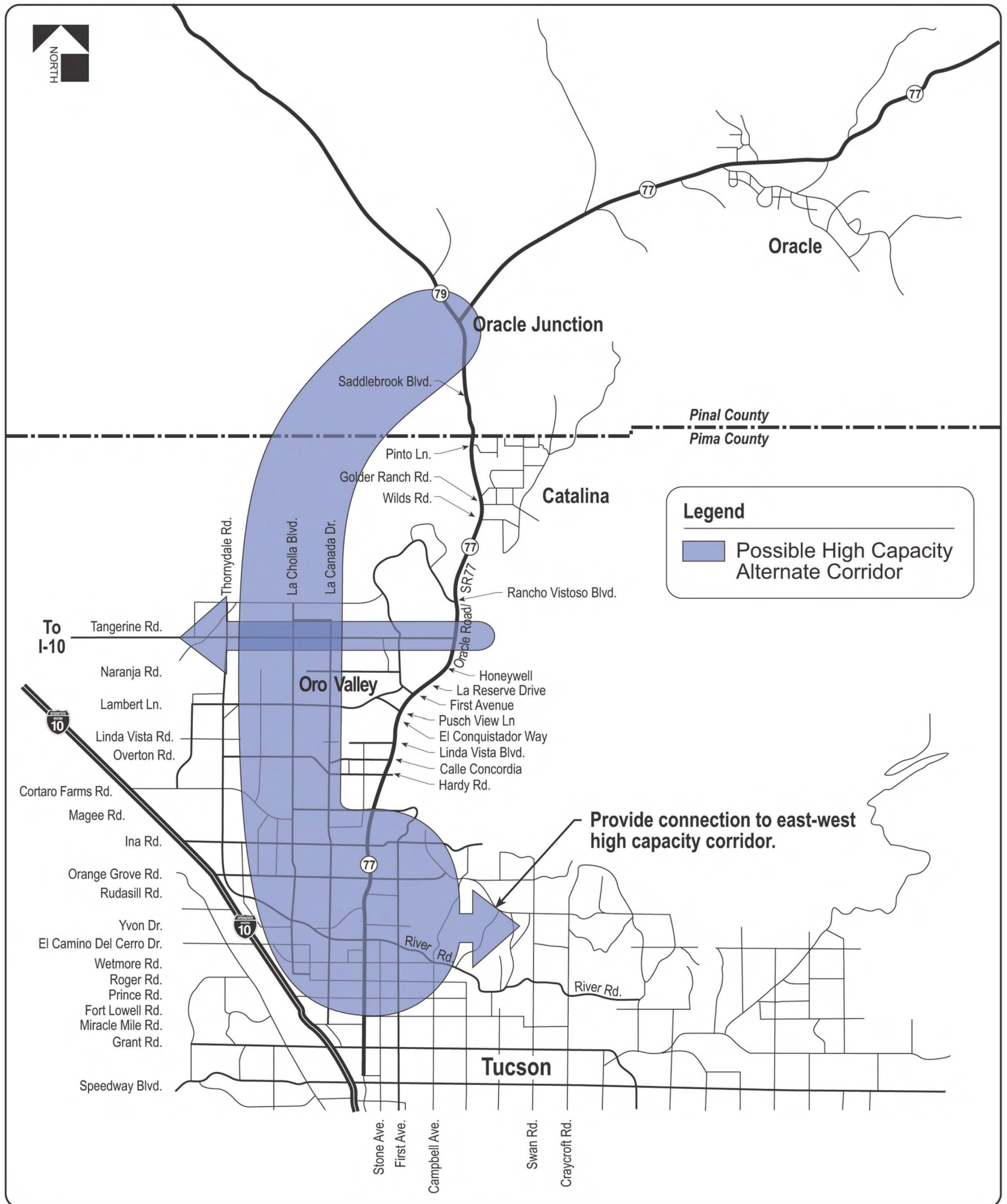
Intersection Improvements

- ◆ **Purpose:** Low cost improvements for safety and added capacity where right-of-way is limited.
- ◆ **Description:** These improvements consist of adding right-turn and/or left-turn lanes at signalized intersections, or extending the length of existing left-turn lanes to improve traffic operations and reduce crashes. Intersections where improvements are proposed are:
 - Rancho Vistoso Blvd.
(as part of planned 6-lane widening)
 - Tangerine Rd.
(as part of planned 6-lane widening)
 - Ina Rd.
 - Orange Grove Rd.
 - Auto Mall Dr.
 - Wetmore Rd.
 - Rodger Rd.
 - Prince Rd.
 - Fort Lowell Rd.
 - Miracle Mile/Flowing Wells





Alternative High Capacity Corridor Concept



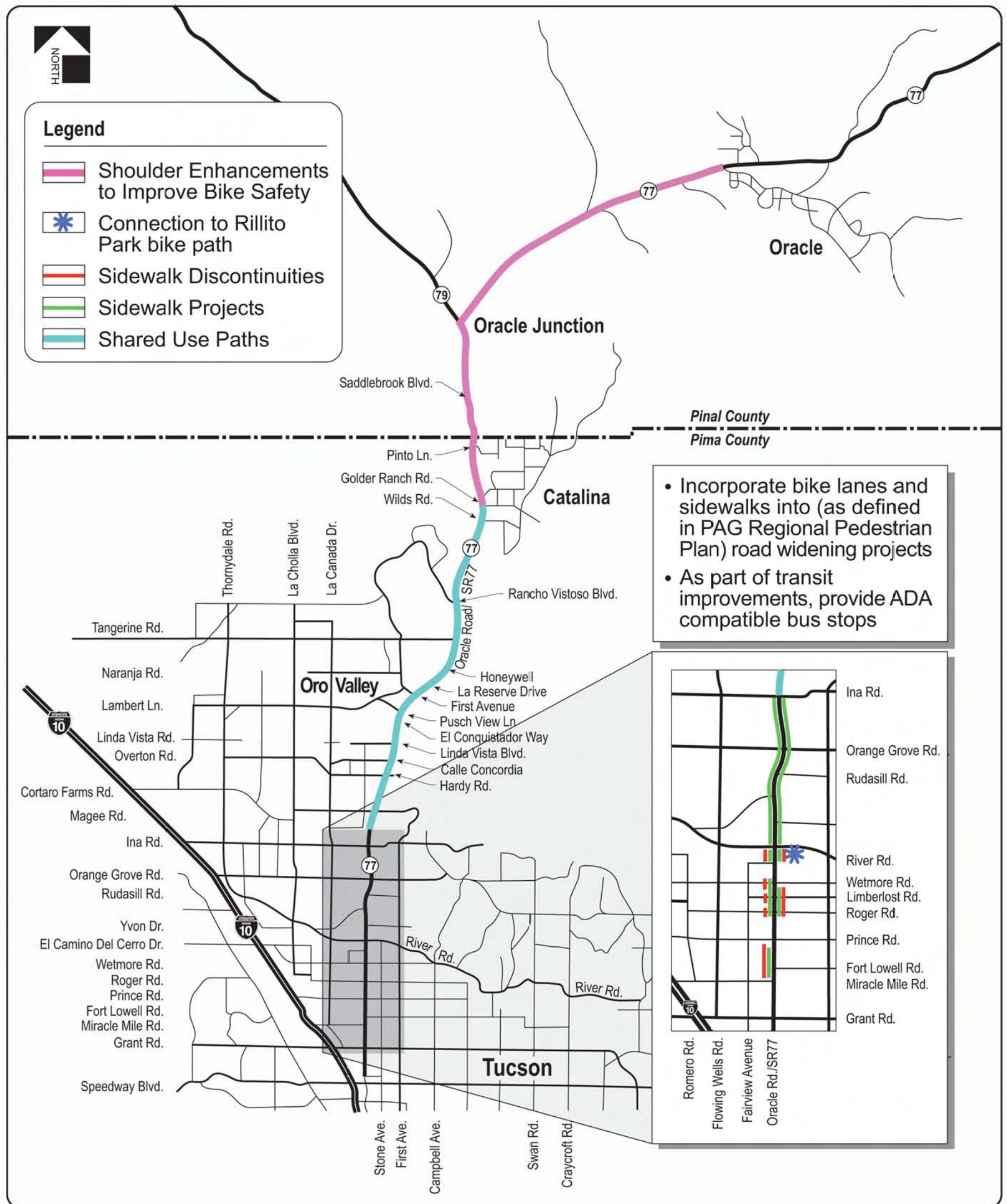
Alternative High Capacity Corridor Concept

- ◆ **Purpose:** To divert traffic away from SR 77, reducing the need to add capacity to SR 77.
- ◆ **Description:** A limited access parkway or freeway type facility that would connect from the SR 77/SR 79 Junction to a corridor that would parallel SR 77 to the west. This concept requires additional study and analysis
- ◆ The new facility would connect to Tangerine Road, thus providing a northern connection to I-10.
- ◆ It is thought that this north/south corridor should connect to an east/west corridor at the southern end in order to effectively divert traffic from SR 77. This requires more detailed study to confirm this assumption.





Bicycle/Pedestrian Projects

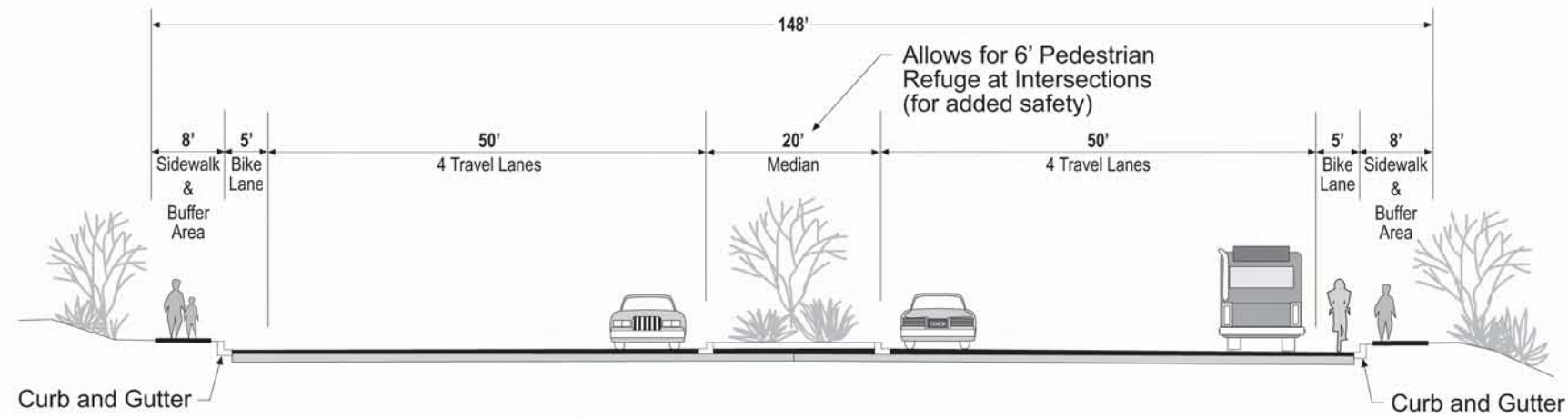


Bicycle and Pedestrian Facilities

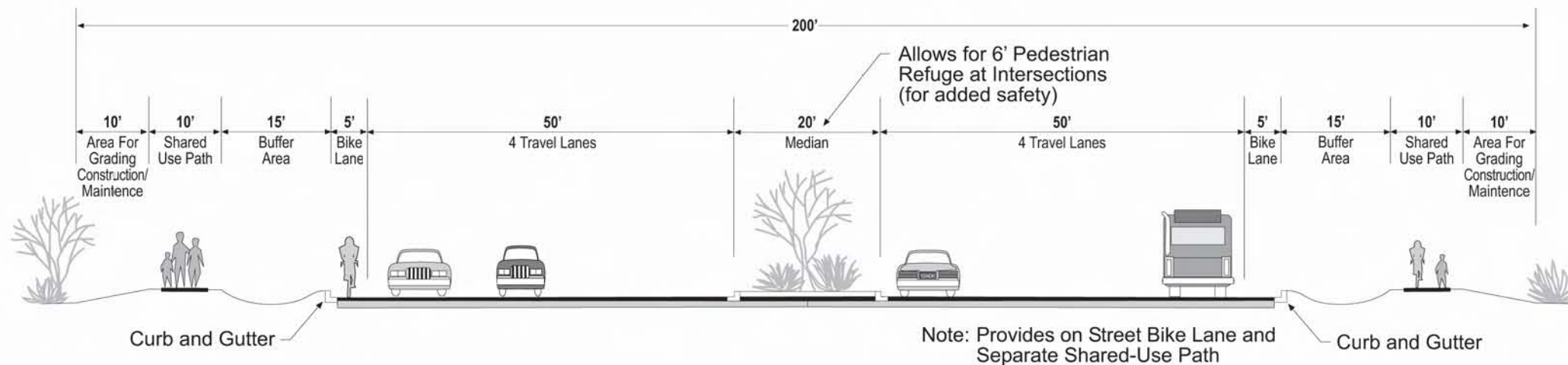
- ◆ This exhibit illustrates the locations of proposed bicycle and pedestrian facility improvements. Specific recommendations include:
 - Town of Catalina and Pinal Co. – Improve rumble strips on shoulders for cyclists.
 - Connect Rillito Park bike path to SR 77 on east side of SR 77
 - SR 77 from Ina Rd to Golder Ranch Road – Provide 10' shared use path each side (in conjunction with widening to 8 lanes)
 - Provide ADA compliant access to all bus stops.
 - Address pedestrian needs at SR 77/First Ave.
 - Study pedestrian access needs from bus stop to El Conquistador Resort.
 - SR 77 from River Rd. to Ina Rd. – construct sidewalks (in conjunction with widening to 8 lanes as an urban section).
 - Construct sidewalks on SR 77 from:
 - Auto Mall Dr. to River Rd.
 - Prince Rd. to Miracle Mile
 - Wetmore Rd. to Rodger Rd.
 - I-10 to Oracle Rd.



Eight-Lane Section Concepts



Urban Concept



Fringe Urban Concept